

**10405 118 Street
Fairview, Alberta**

MLS # A2259717

\$225,000



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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,073 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Drive Through, Driveway, Off Street, Single Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped | | |

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| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Laminate, Linoleum |
| Roof: | Asphalt |
| Basement: | Full |
| Exterior: | Concrete, Mixed |
| Foundation: | Poured Concrete |
| Features: | Bar, Ceiling Fan(s), Laminate Counters, See Remarks |

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| Inclusions: | Shed, Utility Sink and Workbench in the garage |
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NEW PRICE - \$225,000.00 ! Comfortable Home for Sale-in Fairview, AB. This home is perfectly situated in a friendly neighborhood. The Property offers everything your family needs for comfortable living and memorable moments. Key Features • 3 bedrooms conveniently located on the main floor, including a primary bedroom with a private half bath accessible from both the back entrance and the primary bedroom—perfect for family living and added privacy, 4th Bedroom located downstairs. • Bright, open-concept kitchen / Dining area (New counters, updated cabinetry and flooring) • Large living room— perfect for entertaining and relaxing • Update the basement Living Area to suit your Lifestyle - Add your personal touch for added flexibility: playroom, home office, Rec Room or gym • Private, Fenced backyard with a gate to the Back Alley, ideal for kids, pets, productive Apple Trees, Garden and summer barbecues • Semi Attached Garage (smaller vehicles, not heated) with Workbench and Utility Sink, an overhead door at each end for extra convenience. Updates Through the Years • 2018: Storage Room • 2018: Front Deck • 2018: Shingles and Attic Insulation • 2019: Main Full Bathroom • 2020: Basement Bedroom • 2020: Hot Water Tank • 2020: Fence • 2023: Upstairs Bedroom • 2013–2024: Main Floor Windows • 2025: Kitchen Updated • 2025: ¾ Bath in Basement. Don’t miss this rare opportunity to own a welcoming home in a sought-after community. Call your favorite Realtor today!